



BOARD OF ADJUSTMENT AFTER ACTION

FRIDAY, AUGUST 2, 2002 - 9:00 A.M.

A. EXTENSION OF TIME

1. **FILE NO. 2826** **NAROCA PARTNERS III LTD.**
8041 HARDING AVENUE

The applicant is requesting a one year extension of time to obtain a building permit and an additional one year to complete the project. Variances were approved on August 3, 2001 with a condition that a building permit be obtained by August 3, 2002 and the project completed by August 3, 2003.

Applicant was given a six month extension of time to obtain a building permit, and the project must be completed by February 3, 2004.

B. NEW CASES

2. **FILE NO. 2883** **DOTTA, LLC**
215 PALM AVENUE

The applicant is requesting the following variances in order to construct a swimming pool and deck for a new single family residence:

1. A variance to waive 14' – 0" of the minimum required 20' – 0" front yard setback in order to construct the above swimming pool and deck 6' from the front property line facing Coconut Lane.
2. A variance to waive 3' – 0" of the minimum required 7' – 6" side yard setback for pool decks in order to construct the above swimming pool deck 4' – 6" from the side property line.
3. A variance to waive 0' - 10" of the minimum required 9' – 0" side setback for swimming pools in order to construct the above swimming pool 8' – 2" from the side property line.

APPROVED

**3. FILE NO. 2884 SIX TWENTY PARTNERS, LTD.
620 OCEAN DRIVE**

The applicant is requesting the following variance in order to construct a new five (5) unit apartment building with commercial uses on the entire ground floor:

1. A variance to waive Section 142-904(b)(2)a, which limits accessory commercial uses for apartment buildings in the MXE district to a maximum of 25% of the ground floor in order to construct the above residential building with commercial uses on the entire ground floor.

APPROVED

**4. FILE NO. 2886 COLLINS AVENUE ASSOCIATES, LLC
a/k/a THE BATH CLUB
5937 COLLINS AVENUE**

The applicant is requesting the following variances and extensions of time in order to be able to obtain a building permit for the construction of a new 124 unit, 18 story residential tower:

1. A variance to waive Section 118-355(a) which limits extensions of time, to the date required to obtain a building permit, to a total of one year for approved variance requests.
2. The applicant requests a second one-year extension of time for Board of Adjustment File No. 2772. The applicant is also requesting a modification to extend the completion date, for the above file, one additional year from April 27, 2003 to April 27, 2004.
3. A variance to waive Section 118-564(11) which limits extensions of time to the date required to obtain a building permit to a total of one year for a Historic Preservation Board Certificate of Appropriateness, in order to be able to request an additional extension of time to obtain a building permit from the Historic Preservation Board for File No. 1164.

APPROVED

**5. FILE NO. 2887 STEPHEN VAN BLOMMESTEIN
5130 LA GORCE DRIVE**

The applicant is requesting the following after-the-fact variance in order to retain a swimming pool currently under construction along the side yard of an existing single family residence:

1. A variance to waive 2.3 feet of the required 9.0-foot minimum required side yard setback for a swimming pool in order to retain an existing swimming pool 6.7 feet from the side property line.

APPROVED

**6. FILE NO. 2888 7744 COLLINS L.L.C. a/k/a VILLA SOL
7744 COLLINS AVENUE**

The applicant is requesting the following variance in order to construct two (2) two-way drives:

1. A variance to waive 10 feet of the minimum required 22 feet for a two-way driveway in order to construct two (2) 12' wide two-way drives.

APPROVED